

crest
@AUSTIN

EMERALD BUSINESS PARK

PHASE 3



*Artist's Impression

Emerald 3

WHERE BUSINESS MEETS A VIBRANT LIFESTYLE



*Artist's impression

Emerald 3

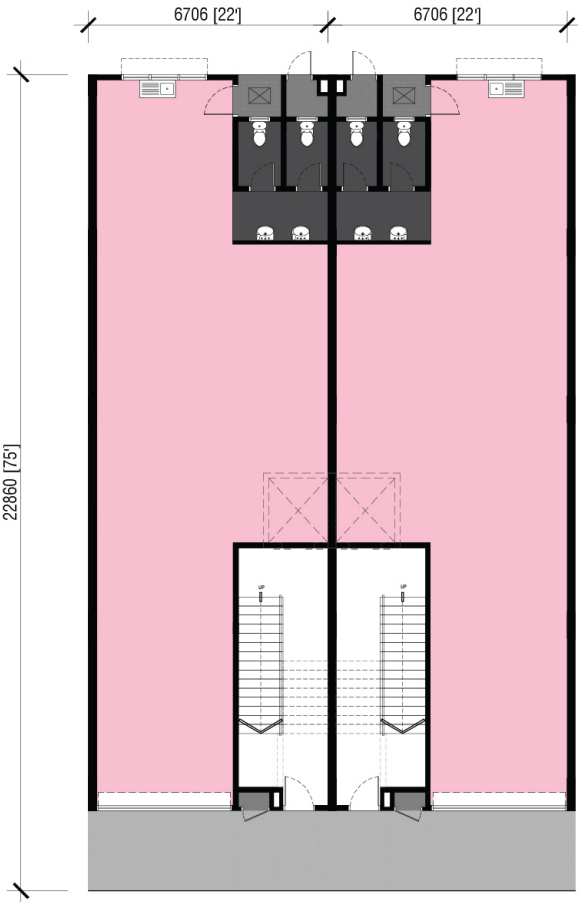
MODERN & SPACIOUS DESIGNS
FOR FLEXIBLE BUSINESS OPTIONS



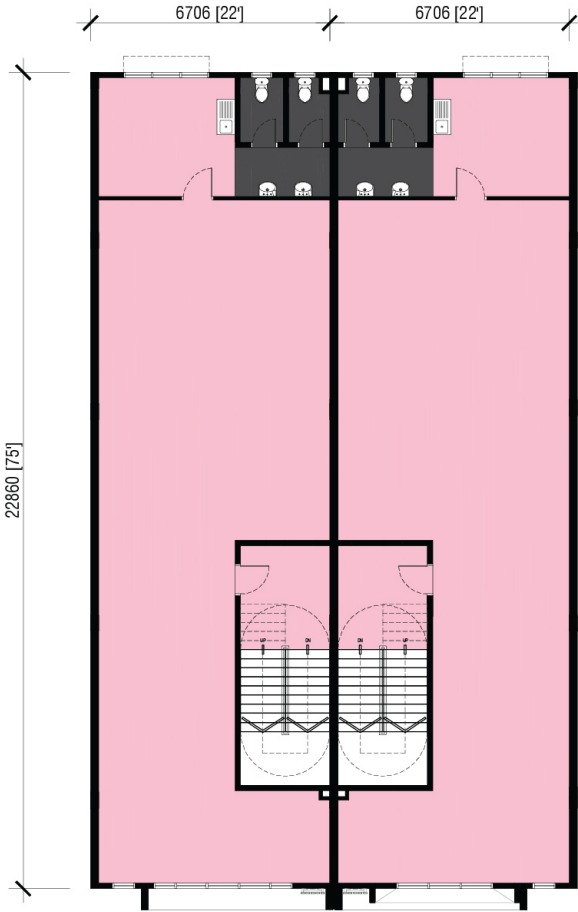
*Artist's impression of lake facing shoplots

TYPE A - STANDARD INTERMEDIATE UNIT

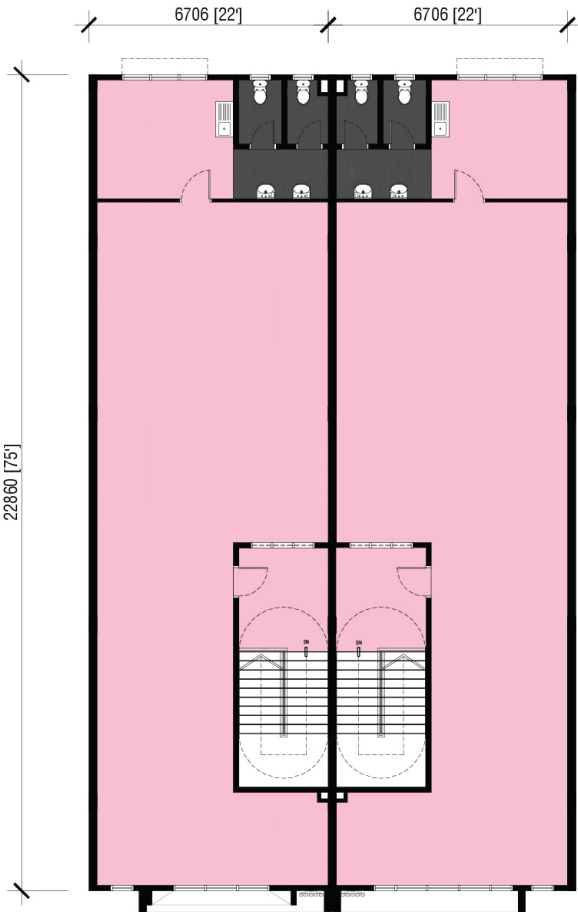
Lot Size: 22' x 75'
Built-up Area: From 4,950 sq.ft.



Ground Floor Plan



First Floor Plan

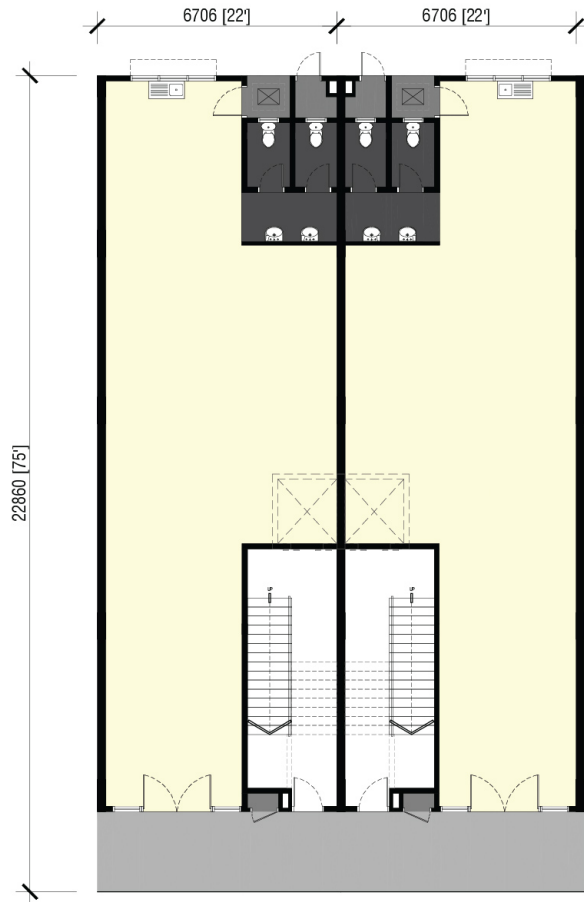


Second Floor Plan

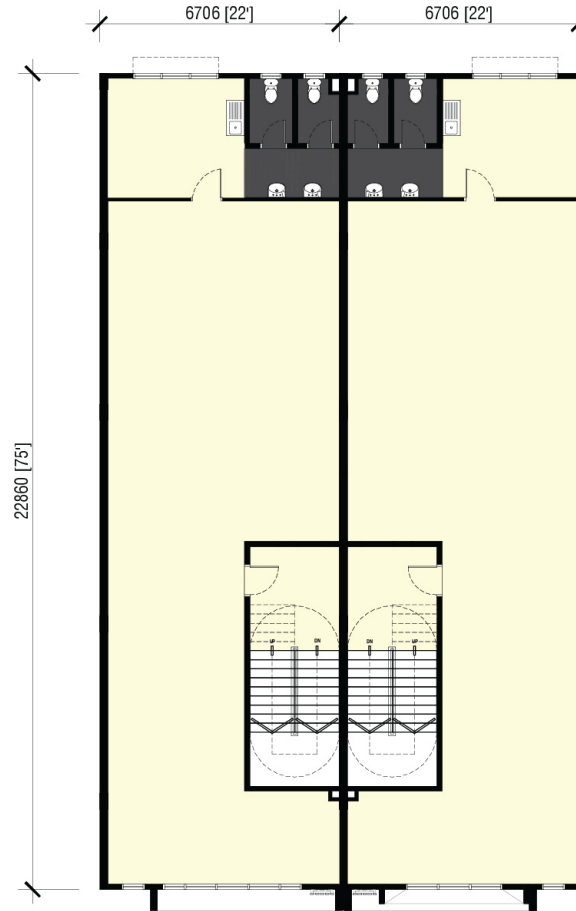
TYPE B - STANDARD INTERMEDIATE UNIT

Lot Size: 22' x 75'

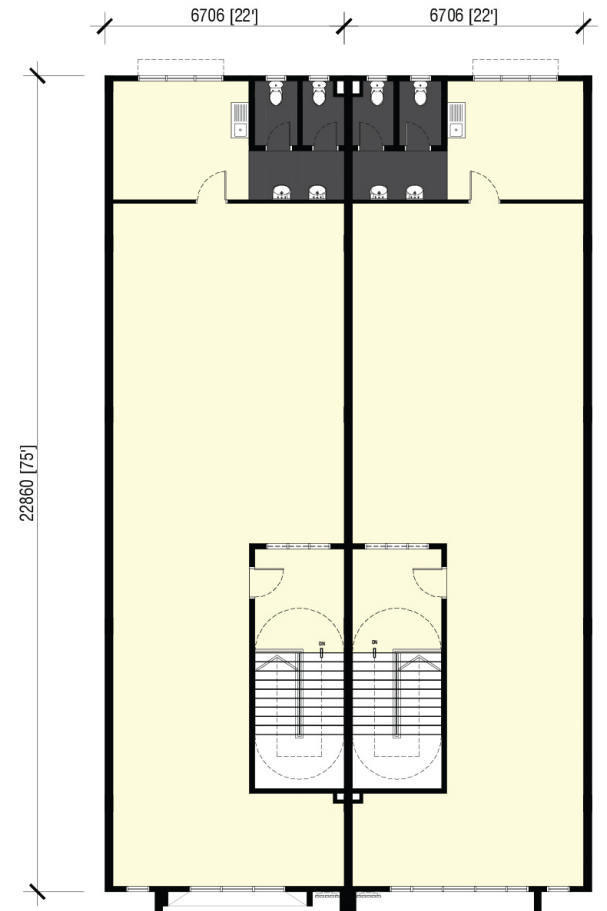
Built-up Area: From 4,950 sq.ft.



Ground Floor Plan

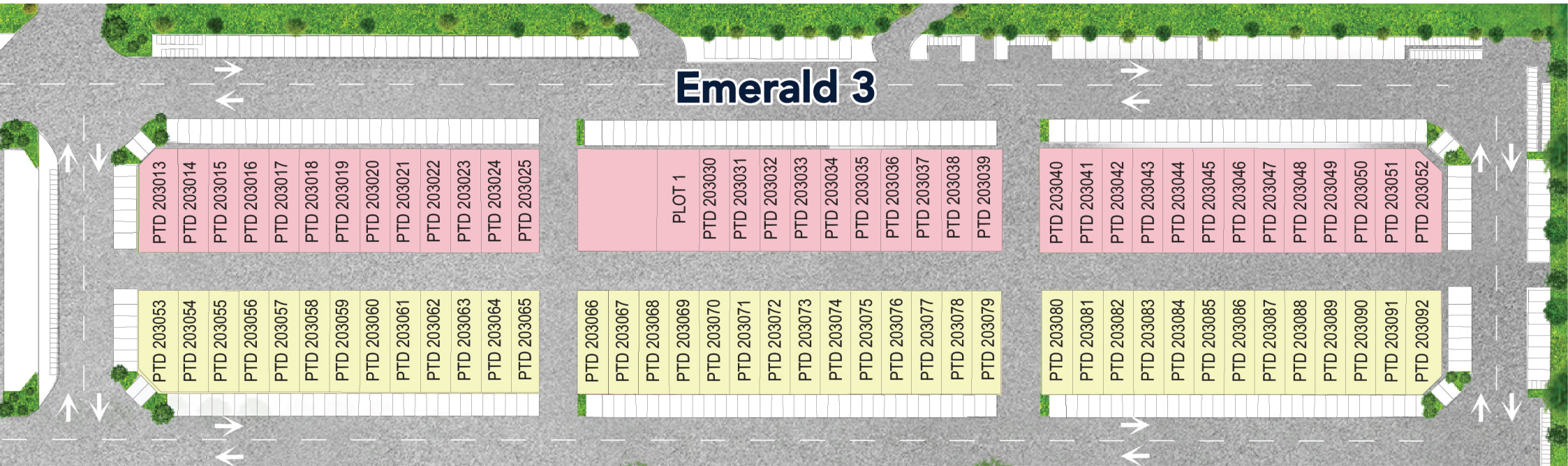


First Floor Plan



Second Floor Plan

SITE PLAN



Legend

Type A

Type B

SPECIFICATIONS

Structure	Reinforced concrete framework
Wall	Clay bricks
Roofing covering	Metal deck roof / Reinforced concrete flat roof
Roof framing	Light weight steel
Ceiling	Plaster ceiling / Skim coat
Windows	Aluminium frame glass windows
Doors	Type A Motorised roller shutter / Mild steel grill door / Fire rated door / Plywood flush door / Mild steel louvers door Type B Aluminium frame glass door / Mild steel grill door / Fire rated door / Plywood flush door / Mild steel louvers door
Ironmongery	Selected quality ironmongery

Wall finishes

Toilets / sink wall	1500mm high tiles
Bin compartment	Tiles
Other areas	Plaster / Skim coat / Paint

Floor finishes

Toilets / bin compartment	Tiles
Other areas	Cement render
Sanitary and plumbing fittings	Selected quality sanitary wares

Electrical installation

Lighting point	30 nos
Fan point	6 nos
Socket outlet point	12 nos
Telephone point	3 nos

